



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

June 1, 2015
1506-PUD-11
Exhibit 1

Petition Number: 1506-PUD-11

Petitioner: Westfield Residential Investors, LLC

Request: A change of zoning from the SF2: Single-Family Low Density District to the Spring Mill Station SWC Planned Unit Development (PUD) District.

Current Zoning: SF2: Single-Family Low Density

Current Land Use: Recreational fields on School property

Approximate Acreage: 19.19 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan and Character Exhibit
4. PUD Ordinance
5. Neighbor Meeting Summary
6. Petitioner's Narrative
7. Spring Mill Station Area Map

Staff Reviewer: Pam Howard, Associate Planner

PETITION HISTORY

This petition was introduced at the May 11, 2015 City Council meeting. The petition will receive a public hearing at the June 1, 2015 Advisory Plan Commission (the "APC") meeting.

PROCEDURAL

Changes in zoning are required to be considered at a public hearing by the APC. The public hearing for this petition will be held on June 1, 2015, at the APC meeting. Notice of the public hearing was provided in accordance with Indiana law and the APC's Rules of Procedure.

The Petitioner hosted a meeting for adjoining property owners on May 27, 2015, as required by Article 10.9(C)(1)(f) of the UDO for proposed PUD Districts. The Petitioner has provided a summary of that meeting, which is included at **Exhibit 5**.

PROJECT OVERVIEW

Project Location: The subject property (collectively, the "Property") is approximately Twenty (20) acres located near the southwest corner of 161st Street and Spring Mill Road, 600' west of the intersection (see **Exhibit 2**). The Property is currently zoned SF2: Single-Family Low Density District, and is owned by the school and utilized as recreational fields.

Project Description: The Petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as “Spring Mill Station SWC”, that would allow for a multi-family residential neighborhood with a small commercial component, as illustrated on the Concept Plan (see **Exhibit 3**). The Petitioner’s narrative (see **Exhibit 6**) characterizes the proposed development as a high quality development which will provide continued buffering for the adjacent single-family properties, while providing an attractive and convenient location for new development.

Default Standards: The proposed PUD District Ordinance (the “PUD Ordinance”) (see **Exhibit 4**) defaults to the recently adopted Westfield – Washington Township Unified Development Ordinance (the “UDO”), with the **MF2: Multi-Family Medium Density District** and the **LB: Local and Neighborhood Business District** as the Underlying Zoning Districts.

Permitted Uses: The PUD Ordinance permits those uses permitted by the Underlying Zoning Districts, except that Utilities-Regulated by IURC are not permitted.

General Regulations: As proposed, the PUD Ordinance establishes enhanced or modified general regulations from the Underlying Zoning District (Chapter 4 of the UDO). These modifications are intended to accommodate the unique environmental characteristics of the Property and the Petitioner’s vision for the development. The development standards of note are briefly highlighted below:

1. **Maximum Density:** The PUD Ordinance modifies the ten (10) dwelling unit per acre maximum density required by the UDO to twenty (20) dwelling units per acre.
2. **Maximum Dwelling Units per Structure:** The PUD Ordinance modifies the ten (10) dwelling unit maximum per structure required by the UDO to thirty (30) dwelling units per structure.
3. **Maximum Number of Dwelling Units:** The PUD Ordinance modifies the one hundred and fifty (150) dwelling unit maximum per project or district required by the UDO to four hundred (400) units.
4. **Minimum Building Setback Lines:** The PUD Ordinance modifies the 30 foot front yard setback required by the UDO to 0 feet.
5. **Maximum Building Height:** The PUD Ordinance modifies the 45 foot maximum building height required by the UDO to 60 feet.

Development Standards: As proposed, the PUD Ordinance establishes enhanced or alternative development standards from the Underlying Zoning District (Chapter 6 of the UDO). These modifications are intended to accommodate the unique environmental characteristics of the Property and the Petitioner’s vision for the development. The development standards of note are briefly highlighted below:

1. **Architectural Standards** (Article 6.3): The PUD Ordinance incorporates a Site Concept Design Plan and Character Exhibits to establish the benchmark for the quality and character of the development.
2. **Parking and Loading Standards** (Article 6.14): The PUD Ordinance modifies the two (2) spaces per dwelling unit required by the UDO to one and a half (1.5) spaces per dwelling unit.

Design Standards: As proposed, the PUD Ordinance establishes enhanced or alternative design standards from the Underlying Zoning District (Chapter 8 of the UDO). These modifications are intended to accommodate the unique environmental characteristics of the Property and the Petitioner’s vision for the development. The design standards of note are briefly highlighted below:

1. Open Space (Article 8.6): The PUD Ordinance modifies the minimum required amount of open space from 20% (for MF2 Districts) to 15%.
2. Amenities (Article 8.6): The PUD Ordinance Requires that the following amenities be provided:
 - a. Clubhouse
 - b. Fitness Center in Clubhouse
 - c. Resort style pool at Clubhouse
 - d. Business Center in Clubhouse
 - e. Grilling Cabana at Clubhouse
 - f. Dog Park at Clubhouse
 - g. Fitness Trail around perimeter of site
 - h. Outdoor Classroom area (at pond through an agreement with Westfield Washington Schools)
 - i. Trail around pond for school activities (through an agreement with Westfield Washington Schools)

Comprehensive Plan: The area surrounding the intersection of 161st Street and Spring Mill Road was included in the Spring Mill Station Addendum (the “Addendum”) to the Comprehensive Plan. The area is envisioned to develop as a “neighborhood hub” with a mix of uses that will generate both auto and pedestrian trips from a close proximity. The Southwest corner, where this parcel is located was “not envisioned to develop entirely as neighborhood commercial and would most likely include a large residential or medical component.” Multi-family housing in the form of apartments, townhomes, and condominiums are contemplated as a land use, intermixed with other approved uses and as a transition from more intense uses. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

The petitioner has been actively working with the Spring Mill Station Task Group to ensure that the proposed development meets the vision of the Addendum. This vision includes the style of architecture, layout of the site, buffering, and connectivity to surrounding developments.

STATUTORY CONSIDERATIONS

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

STAFF COMMENTS

1. Hold a public hearing at the June 1, 2015 APC meeting. No action is required at this time.



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2. Prior to the final deposition, the petitioner will make any necessary revisions to the proposal based on APC comments, public comments and any additional staff comments.
3. If any APC member has questions prior to the public hearing, then please contact Pam Howard at 317-531-3751 or poward@westfield.in.gov.